



### 13-15 Cobden Street North Melbourne VIC

- Exquisite period façade with original features throughout.
- High quality office area of approx 75 sqm.
- Three separate offices/rooms each with split system heating & cooling.
- Sparkling kitchenette and WC amenities.
- Within touching distance of bustling Queen Victoria Market.
- Walk to Tram and on the CBD fringe.
- In the heart of North Melbourne.

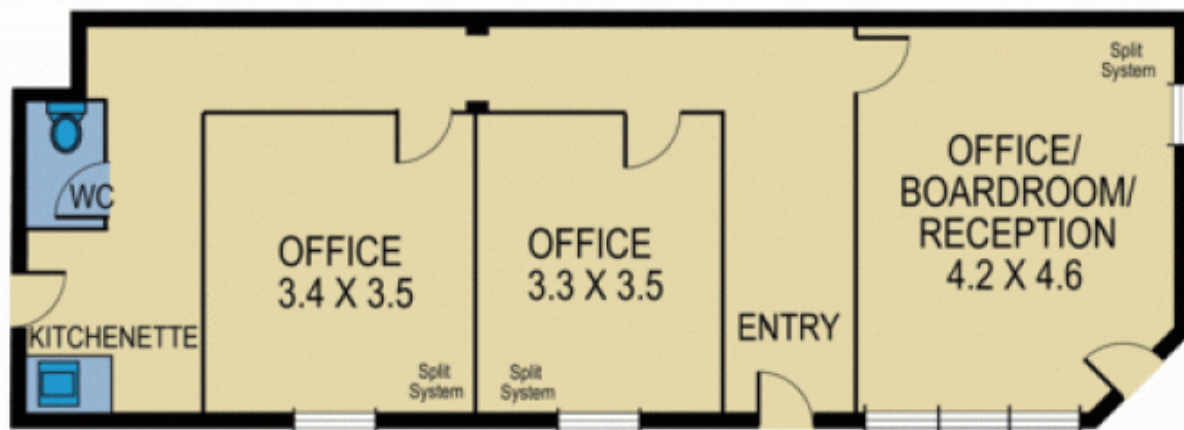
Please contact Gianni Fazzari on 0488 442 388 to arrange inspection.

Alexkarbon Real Estate  
122 Errol Street, North Melbourne

**Building Size** : 75 sqm  
**View** : <https://www.alexkarbon.com.au/lease/vic/inner-city/north-melbourne/commercial/offices/6208912>



**Gianni Fazzari**  
**03 9326 8883**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. The approximate residence is an estimate only.